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APR 20 2016
ZONING DIVISION
CITY OF LAGUNA BEACH

Date Filed: 4-20-16
Application No. VPP 16-0802

RECORD OF VIEWS

(PER LBMC 12.16.040 "VIEW PRESERVATION")

PURPOSE: Establishment of a Protected or Preserved View. A property owner may establish a protected or preserved view by filing for a record of views with the City. Once a record of views is established by the City pursuant to LBMC 12.16.040(b), the protected or preserved views shall not become subject to significant view impairment. The documented Record of Views does not establish maximum height limits for vegetation in the view corridor but instead serves as a benchmark for determining significant view impairment in the future. Established record of views may not be changed unilaterally by the property owner; provided however, that upon application by the property owner to do so, the City may change an established record of views in the event there is a subsequent remodel or physical change to the selected viewing locations or areas.

PROCESS: Please refer to the attached View Preservation flow chart for a description of the View Preservation process. Also refer to Laguna Beach Municipal Code Chapter 12.16 for a full description and definitions of the View Preservation and Restoration process.

FEE: \$690

NOTICING REQUIREMENTS: Applicant's must provide a certified mailing list, from an approved ownership listing service, of affected property owners within 500 feet of the subject property. Required with the list is a map of the affected and noticed parcels, stamped, addressed envelopes for each parcel and a separate set of mailing labels, not affixed to envelopes.

FEE: Determined by Listing Service

APPLICANT (PROPERTY OWNER) INFORMATION

Name: LOU NOVAK
Address: 866 COAST VIEW DRIVE
Telephone No. (Home/Cell) 415.987.7031 (Work)
Email Address: LNOVAKLST@AOL.COM

I hereby certify that all of the above information contained in this application is, to the best of my knowledge and belief, true and correctly represented. I/We am/are the record owner(s) of the property described in this view claim, and hereby consent to its filing with the City of Laguna Beach.

I acknowledge that City staff must confirm that a significant view impairment of an established Record of Views exists prior to the City informing the affected vegetation owner of any potential view restoration order. Determination of significant view impairment is based on the criteria set forth in L.B.M.C. 12.16.030.

APPLICANT/PROPERTY OWNER'S SIGNATURE

4/19/16
DATE

**VIEW PRESERVATION
SITE VISIT CHECKLIST**

City of Laguna Beach
View Claim No: **VPP 16-0802**

Visit Date: **May 3, 2016**

Applicant: **Lou Novak
866 Coast View Dr.**

Visit Conducted by: **Tony Farr, Associate Planner**

1. VIEW LOCATION / VISUAL SCENE

- a. Property owner selected viewing locations in principal residential structure where view is significantly unimpaired.**

Kitchen, Dining room & Living room – upper level (reverse floor plan)
Master bedroom, Family Room, Guest bedroom, Office – lower level

- b. Visual scene for each location noted above.**

Kitchen, Dining room & Living room – Main Beach, Hotel Laguna, Bird Rock, Seal Rocks, Monument Point, Heisler Park, whitewater and Laguna coastline, ocean horizon, city lights and hillside terrain.

Master bedroom, Family Room, Guest bedroom, Office – Catalina and San Clemente Islands, ocean horizon, city lights and hillside terrain.

2. RECORD OF VIEWS

- a. Written notice sent to affected vegetation owners within 500 feet. (Noticing list included in property file.)**

Date: 5/12/2016 By: T. Farr

- b. Record of View documents prepared and attached to property file.**

Date: 5/12/2016 By: T. Farr

End of Checklist



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Kitchen on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Main Beach, Hotel Laguna, Bird Rock, Seal Rocks, Monument Point, Heisler Park, Laguna coastline, whitewater and ocean horizon, city lights and hillside terrain.

Date of photograph: 5/3/16 Photographed by: *Romy Fara* Submitted to property file: *5/12/2016*



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Kitchen on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Laguna coastline, city lights, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: *Rony Fara* Submitted to property file: *5/12/2016*



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Kitchen on the upper level of the primary residential structure.

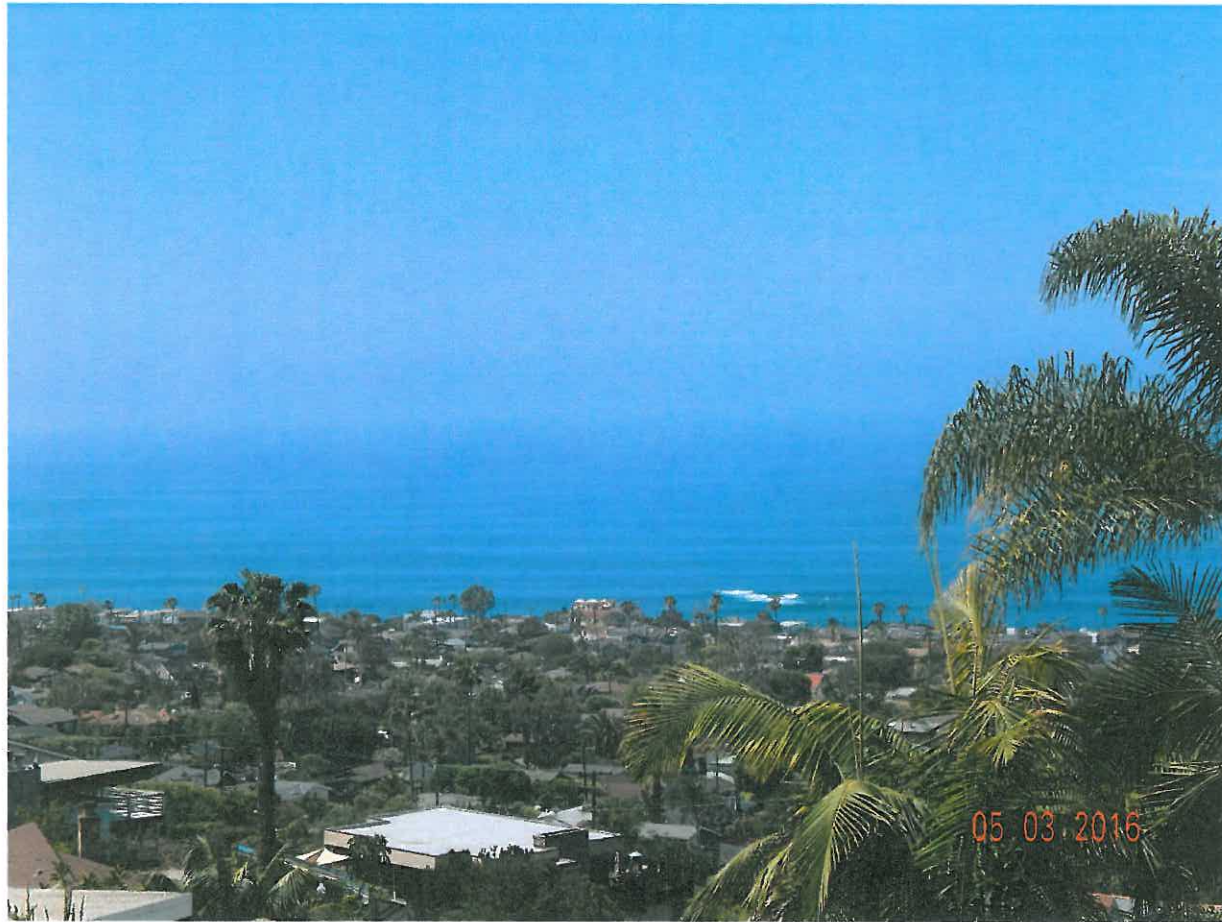
Visual scene description: San Clemente Island, Laguna coastline, city lights, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: *Gary Farr* Submitted to property file: *5/12/2016*



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Kitchen on the upper level of the primary residential structure.

Visual scene description: San Clemente Island, Laguna coastline, city lights, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: Almy Foss Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Kitchen on the upper level of the primary residential structure.

Visual scene description: San Clemente Island, Laguna coastline, city lights, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: *Bony Ferr* Submitted to property file: *5/12/2016*



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Kitchen on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Heisler Park, Downtown Laguna, Laguna coastline, city lights, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: Bony Foss Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Kitchen on the upper level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Heisler Park, Downtown Laguna, Monument Point, Laguna coastline, city lights and hillside terrain, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: *Corey Farr* Submitted to property file: *5/12/2016*

Document: 7 of 21



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Dining room on the upper level of the primary residential structure.

Visual scene description: Catalina Island, city lights, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: *Romy Fera* Submitted to property file: *5/12/2016*



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Dining room on the upper level of the primary residential structure.

Visual scene description: San Clemente and Catalina Island, Laguna coastline, city lights, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: Alamy Fern Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Dining room on the upper level of the primary residential structure.

Visual scene description: San Clemente Island, Laguna coastline, city lights, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: Alamy Fara Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Living room on the upper level of the primary residential structure.

Visual scene description: San Clemente and Catalina Islands, Main Beach, Heisler Park, Monument Point, Laguna coastline, city lights and hillside terrain, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: Amy Fara Submitted to property file: 5/12/2016

Document: 11 of 21



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Living room on the upper level of the primary residential structure.

Visual scene description: San Clemente Island, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: Romy Ferr Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Living room on the upper level of the primary residential structure.

Visual scene description: San Clemente Island, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: *Amy Furr* Submitted to property file: *5/12/2016*



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Living room on the upper level of the primary residential structure.

Visual scene description: San Clemente Island, Laguna coastline, city lights, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: Amy Fara Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Living room on the upper level of the primary residential structure.

Visual scene description: Catalina Island, Laguna coastline, city lights, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: Amy Fara Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Office on the lower level of the primary residential structure.

Visual scene description: San Clemente Island and ocean horizon.

Date of photograph: 5/3/16 Photographed by: Amy Farr Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Guest bedroom on the lower level of the primary residential structure.

Visual scene description: San Clemente Island, Laguna coastline, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: Amey Fera Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Family room on the lower level of the primary residential structure.

Visual scene description: Catalina Island, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: Amy Ferr Submitted to property file: 5/12/2016



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Master bedroom on the lower level of the primary residential structure.

Visual scene description: San Clemente Island, Laguna coastline, city lights, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: *Amy Fara* Submitted to property file: *5/12/2016*



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Master bedroom on the lower level of the primary residential structure.

Visual scene description: San Clemente Island, Laguna coastline, city lights, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: *Boyd Furr* Submitted to property file: *5/12/2016*



RECORD OF VIEW

VPP 16-0802



866 Coast View Dr.

The photograph above was taken from the Master bedroom on the lower level of the primary residential structure.

Visual scene description: San Clemente Island, whitewater and ocean horizon.

Date of photograph: 5/3/16 Photographed by: Romy Zam Submitted to property file: 5/12/2016



May 12, 2016

**SUBJECT: NOTICE - RECORD OF VIEW
VIEW PRESERVATION CLAIM 16-0802
866 COAST VIEW DRIVE, LAGUNA BEACH, CA**

Dear Property Owner:

A View Preservation claim has been filed with the City of Laguna Beach by the property owner at **866 Coast View Drive**. Pursuant to Laguna Beach Municipal Code Section 12.16.040, a property owner may establish a protected or preserved view by filing a View Preservation claim with the city. Once a Record of Views is established with the City the protected or preserved views shall not become subject to significant view impairment.

As an affected property owner within 500 feet of the subject property you are being notified of the established Record of Views as required by the Municipal Code. There is no action required from you at this time. Your continued actions to maintain the height of the vegetation on your property at an unobstructing height are appreciated.

The applicant's property file has been documented with the Record of Views. The Record of Views for the subject address can also be found on the city's website at www.lagunabeachcity.net. Click on Government, then Community Development, then View Preservation and Restoration. Select the address under "Record of Views". A map of the affected parcels within 500 feet of the subject property is on the back of this notice.

If you have any questions regarding the View Preservation/Record of Views process, please contact me directly at (949) 497-0322 or at the email address listed below.

Regards,

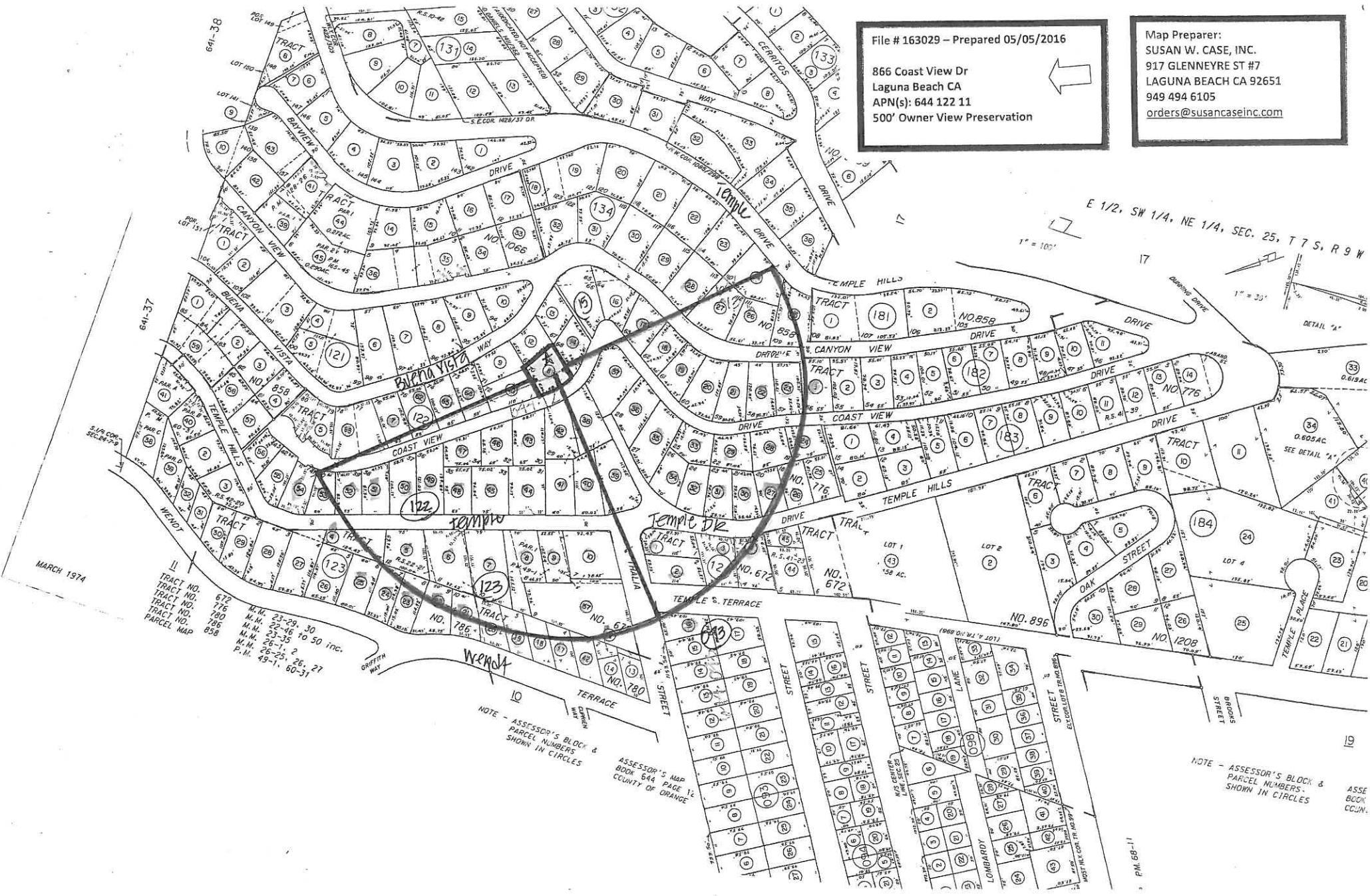
Tony Farr, Associate Planner
View Preservation and Restoration
tfarr@lagunabeachcity.net

File # 163029 - Prepared 05/05/2016

866 Coast View Dr
Laguna Beach CA
APN(s): 644 122 11
500' Owner View Preservation



Map Preparer:
SUSAN W. CASE, INC.
917 GLENNEYRE ST #7
LAGUNA BEACH CA 92651
949 494 6105
orders@susancaseinc.com



E 1/2, SW 1/4, NE 1/4, SEC. 25, T 7 S, R 9 W
1" = 100'

MARCH 1974
TRACT NO. 11
TRACT NO. 12
TRACT NO. 13
TRACT NO. 14
PARCEL MAP
672
776
780
785
858
M.M. 23-29, 30
M.M. 22-46 TO 50 inc.
M.M. 23-35
M.M. 26-1, 2
M.M. 26-25, 26, 27
P.M. 49-1, 60-31

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES

ASSESSOR'S MAP BOOK 644 PAGE 12 COUNTY OF ORANGE

NOTE - ASSESSOR'S BLOCK & PARCEL NUMBERS SHOWN IN CIRCLES
ASSESSOR'S MAP BOOK CCJN.

P.M. 68-11

SUSAN W. CASE, INC.
orders@susancaseinc.com

File #163029
866 Coast View Dr
Laguna Beach CA
APN(s) 644 122 11
500' View Preservation
May 5 2016

917 Glenneyre Street, Suite 7 • Laguna Beach, CA 92651
PHONE (949) 494-6105 • FAX (949) 494-7418

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MAY - 5 2016

ZONING DIVISION
CITY OF LAGUNA BEACH, CA

644 093 16
John Whittedge
695 Thalia St
Laguna Beach CA 92651

644 122 07
Carol Chastain
793 Buena Vista Way
Laguna Beach CA 92651

644 122 10
Couts Trust
825 Buena Vista Way
Laguna Beach CA 92651

644 122 11
Lou Novak
866 Coast View Dr
Laguna Beach CA 92651

644 122 14
Manish Patel
3530 E La Palma Ave #608
Anaheim CA 92806

644 122 17
Ben Frydman
915 Canyon View Dr
Laguna Beach CA 92651

644 122 18
Larry Gorum
933 Canyon View Dr
Laguna Beach CA 92651

644 122 19
Peter Montgomery
935 Canyon View Dr
Laguna Beach CA 92651

644 122 20
Nicholas Lombardo
955 Canyon View Dr
Laguna Beach CA 92651

644 122 21
David Fisher III
3213 Tyrol Dr
Laguna Beach CA 92651

644 122 22
Edmund Trujillo
974 Coast View Dr
Laguna Beach CA 92651

644 122 23
William Peck
987 Canyon View Dr
Laguna Beach CA 92651

644 122 24
McNatt Trust
999 Coast View Dr
Laguna Beach CA 92651

644 122 26
Lisa Cambria
982 Temple Hills Dr
Laguna Beach CA 92651

644 122 27
R Anthony Reese
Po Box 4562
Irvine CA 92616

644 122 28
John Nicholas Clayton
108 Byrsonima Cir
Homosassa FL 34446

644 122 29
Janice Kosco
1608 SE 6th St
Deerfield Beach FL 33441

644 122 30
Paul Maguire
964 Temple Hills Dr
Laguna Beach CA 92651

644 122 31
Elizabeth Woo
143 S Saltair Ave
Los Angeles CA 90049

644 122 32
James Kisel
940 Temple Hills Dr
Laguna Beach CA 92651

644 122 33
Herbert Voss
945 Coast View Dr
Laguna Beach CA 92651

644 122 34
Thomas Greenwell
906 Temple Hills Dr
Laguna Beach CA 92651

644 122 35
Warren Lackey
933 Coast View Dr
Laguna Beach CA 92651

644 122 36
Ronald Kreber
921 Coast View Dr
Laguna Beach CA 92651

644 122 37
Joe Baker
901 Coast View Dr
Laguna Beach CA 92651

644 122 40
William John Brennan
850 Temple Hills Dr
Laguna Beach CA 92651

644 122 43
Stanley Brown
855 Coast View Dr
Laguna Beach CA 92651

644 122 46
Blas Elvia Orrillo
825 Coast View Dr
Laguna Beach CA 92651

644 122 49
Catherine Helshoj
795 Coast View Dr
Laguna Beach CA 92651

644 122 52
Susan Hensey
757 Coast View Dr
Laguna Beach CA 92651

644 122 62
Natan Gladys 1
790 Coast View Dr
Laguna Beach CA 92651

644 122 69
Linda Kearns
1278 Glenneyre St #299
Laguna Beach CA 92651

644 123 06
Peter Nitoglia
805 Temple Hills Dr
Laguna Beach CA 92651

644 123 09
K R H Teeple
845 Temple Hills Dr
Laguna Beach CA 92651

644 122 38
Nicolas Radisay
875 Coast View Dr
Laguna Beach CA 92651

644 122 41
Gregory Barragar
844 Temple Hills Dr
Laguna Beach CA 92651

644 122 44
Richard Linting
830 Temple Hills Dr
Laguna Beach CA 92651

644 122 47
Steven Gift Sobol
976 Stevens Creek Cir
Forsyth IL 62535

644 122 50
Douglas Landrum
777 Coast View Dr
Laguna Beach CA 92651

644 122 53
Vijay Mistry
10 Laurel Ct
Moreland Hills OH 44022

644 122 64
Vonda Van Dyke Scoates
817 Buena Vista Way
Laguna Beach CA 92651

644 123 04
Louise Sandoval
761 Temple Hills Dr
Laguna Beach CA 92651

644 123 07
Esley Cowman
821 Temple Hills Dr
Laguna Beach CA 92651

644 123 10
Peggy Susan Herrington
5500 Preston Rd #B
Dallas TX 75205

644 122 39
Rebecca Lyles
888 Temple Hills Dr
Laguna Beach CA 92651

644 122 42
Wendy Offield
861 Coast View Dr
Laguna Beach CA 92651

644 122 45
Kurt Topik
820 Temple Hills Dr
Laguna Beach CA 92651

644 122 48
David Walker
806 Temple Hills Dr
Laguna Beach CA 92651

644 122 51
Alicia Carrillo Rowe
7324 Whitegate Ave
Riverside CA 92506

644 122 54
Steven Titus
740 Temple Hills Dr
Laguna Beach CA 92651

644 122 65
John R J Morcos
808 Coast View Dr
Laguna Beach CA 92651

644 123 05
Ruth Elaine Robertson
799 Temple Hills Dr
Laguna Beach CA 92651

644 123 08
Dennis A D Eastman
835 Temple Hills Dr
Laguna Beach CA 92651

644 123 12
Michael Wilkes
690 Thalia St
Laguna Beach CA 92651

644 123 17
Randall Lee Marquette
854 Wendt Ter
Laguna Beach CA 92651

644 123 18
Gregory Nathanson
850 Wendt Ter
Laguna Beach CA 92651

644 123 19
Brett Kelts
840 Wendt Ter
Laguna Beach CA 92651

644 123 20
Charanjit Singh Sekhon
177 107th Ave NE #2008
Bellevue WA 98004

644 123 21
Wayne Baglin
790 Wendt Ter
Laguna Beach CA 92651

644 123 22
Paul Willman
3 Westmoreland
London Sw13 9RZ United Kingdom

644 123 23
Leslie Davis
750 Wendt Ter
Laguna Beach CA 92651

644 123 24
Dianne Card
744 Wendt Ter
Laguna Beach CA 92651

644 123 25
Jamie Kim
5 First American Way
Santa Ana CA 92707

644 123 37
Brandywine
Po Box 278
Laguna Beach CA 92652

644 123 42
Brent Martin Kulp
860 Wendt Ter
Laguna Beach CA 92651

644 124 01
Vicki Long
711 Thalia St
Laguna Beach CA 92651

644 124 02
William Kail
Po Box 5037
Laguna Beach CA 92652

644 124 03
Barry Simons
260 Saint Anns Dr
Laguna Beach CA 92651

644 124 04
Ursula Adams
954 Temple Ter
Laguna Beach CA 92651

644 134 24
Jessica McNicholas
1320 Temple Hills Dr
Laguna Beach CA 92651

644 134 25
Lou Novak
1294 Temple Hills Dr
Laguna Beach CA 92651

644 134 26
Srebnik Trust
980 Canyon View Dr
Laguna Beach CA 92651

644 134 27
Elizabeth Jones
960 Canyon View Dr
Laguna Beach CA 92651

644 134 28
Rick Pesano
950 Canyon View Dr
Laguna Beach CA 92651

644 182 01
Paul Anthony Jablon
12819 SE 38th St #516
Bellevue WA 98006

644 184 45
David & Beatrice Rosenbaum
960 Temple Ter
Laguna Beach CA 92651